



TOWN PLAN AND ZONING COMMISSION

REGULAR MEETING
Wednesday, May 14, 2014

Town Hall Conference Room L-101, Lower Level
131 Cedar Street, Newington, CT 06111

7:00 p.m.

A G E N D A

- I. ROLL CALL AND SEATING OF ALTERNATES
- II. APPROVAL OF AGENDA
- III. PUBLIC HEARINGS
- IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)
- V. REMARKS BY COMMISSIONERS
- VI. MINUTES:
 - a. April 23, 2014
- VII. NEW BUSINESS:
 - a. Petition #18-14: Site Plan Approval (Commercial Building) at 2272 Berlin Turnpike. Parth Patel, applicant; Seva Sadan LLC, owner; Parth Patel, 58 Meadow Lane, Berlin CT, contact.
 - b. Petition #22-14: TPZ Approval (Section 3.23.1: Accessory Outside Use) for Fireworks Tent Sale at 2985 Berlin Turnpike ("Turnpike Plaza"). TNT Fireworks, applicant; Brixmor Property Group, owner; Brian Kearney, 93 Chanbrook Road, Stratford CT, contact.
- VIII. OLD BUSINESS:
 - a. Petition #07-14: Special Exception (Section 3.2.9: Child Care) at 795 North Mountain Road. Nguyen Holding LLC, owner/applicant; Hai Xavier Nguyen, 795 North Mountain Road, Newington CT, contact.
 - b. Petition #17-14: Special Exception (Section 6.2.4: Free-Standing Sign) at 2530 Berlin Turnpike ("Carefree Buildings"). American Sign Inc, applicant; Margus Properties LLC, owner; Tony LaFo, American Sign, 614 Ferry Street, New Haven CT, contact.

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- c. Petition #21-14: Special Exception (Section 3.2.8: Charitable/Civic Event) on Market Square (Classic Car Show). Newington Chamber of Commerce, applicant; Bob Newbold, 50 Centerwood Road, Newington CT, contact.

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING:

- a. Petition #23-14: Special Exception (Section 6.2.4: Free-Standing Sign) at 2551 Berlin Turnpike ("Cody Plaza"). Bianca Signs Inc, applicant; 2551 Berlin Turnpike LLC, owner; Paul Bianca, Bianca American Signs Inc., 99 Newington Avenue, New Britain CT, contact.
- b. Petition #25-14: Zone Change (Industrial to PD) at 16 Fenn Road. Fenn Road Associates LLC, owner/applicant; Richard P. Hayes Jr, 1471 Pleasant Valley Road, Manchester CT, contact.
- c. Petition #26-14: Special Exception (Section 3.19.4: Fueling Station) at 16 Fenn Road. Fenn Road Associates LLC, owner/applicant; Richard P. Hayes Jr, 1471 Pleasant Valley Road, Manchester CT, contact.
- d. Petition #30-14: Special Exception (Section 3.15.4: Drive-through Restaurant) at 3120 Berlin Turnpike ("Panera"). Norr Architects, applicant; Newington VF LLC, owner; Bryan Slonski, 325 N. LaSalle Street Suite 500, Chicago IL, contact.

X. TOWN PLANNER REPORTS:

- a. Town Planner Report for May 14, 2014

XI. COMMUNICATIONS


XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN

Submitted,



Craig Minor, AICP
Town Planner